

Rio Dell
Nuisance Advisory Committee
Special Meeting
Agenda



November 15, 2023 – 3:00 P.M.
Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562

Nuisance Advisory Committee Representatives:

City Council	Julie Woodall
City Council	Amanda Carter
Public	Ania Laniewski
Public	Jim Brickley
Public	Patrick Knight
City Manager/Chair	Kyle Knopp
Chief of Police/Vice-Chair	Greg Allen
Community Dev. Dir.	Kevin Caldwell
CSO	Mary Clark
Secretary/ Records Tech	Sabrina Lumpkin

Membership:

City Council (1)
City Council (2)
Public Member (1)
Public Member (2)
City Manager
Chief of Police
Community Dev. Dir.

"A committee made up of two members of the City Council, the City Manager, the Community Development Director, the Chief of Police and at least two and not more than four members of the public.

The committee shall provide oversight and advice to the Code Compliance Manager and the Police Chief on priorities and courses of action. It shall meet once per month at a regularly scheduled time set by the City Manager."

1. Call to order
2. Introductions/Roll Call
3. Approval of Minutes of October 18, 2023 Meeting (Action)
4. Public Presentations
5. Discussion on Endorsing the Rental Housing Inspection Program (Action)
6. Update on The Rio Dell Camping Ordinance
7. Active Comcate List (Review of open and closed cases)
8. Member Reports
9. Adjournment



Rio Dell Nuisance Advisory Committee Meeting Minutes

October 18, 2023 - 3:00 P.M.
Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562

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1. Call to order

Chair Knopp called meeting to order at 3:07 P.M. on October 18, 2023.

2. Introductions/Roll Call

Chair Knopp called on each member of the Nuisance Advisory Committee to see if they were present. The Nuisance Advisory Committee Members present at the meeting were: Woodall, Carter, Laniewski, Knight, Knopp, Allen, and Caldwell constituting a quorum. Brickley was the only Nuisance Advisory Committee Member absent at roll-call. Brickley's absenteeism was excused. Chair Knopp moved on to the next item on the agenda.

3. Approval of Minutes of both July 19, 2023 Meeting and September 20, 2023 (Action)

Chair Knopp explained that he made a mistake by passing the July 19, 2023 Minutes at a previous meeting since we only had four yes votes and one abstained vote. Knopp explained that we must have five yes votes to approve the minutes. Chair Knopp called for a motion to approve the minutes from the July 19, 2023 Meeting.

Motion: Carter

Second: Woodall

Chair Knopp ask each member of the Nuisance Advisory Committee if they were in favor say "I." Woodall, Carter, Knight, Knopp, and Allen said "I." Laniewski said "no," Chair Knopp mentioned Brickley was a "no," since he was absent. Caldwell said he "abstained," since he was not present at the July 19, 2023 Meeting. The July 19, 2023 Minutes were approved with five "yes" votes, two "no" votes, and one abstain. Knopp mentioned that the motion passed unanimously.

Knopp asked if anyone had questions regarding the September 20, 2023 Minutes; Hearing none, Knopp called for a motion to approve the September 20, 2023 Minutes.

Motion: Caldwell

Second: Knight

Chair Knopp ask each member of the Nuisance Advisory Committee present if they were in favor say "I." Caldwell, Knight, Laniewski, Knopp, and Allen said "I." Chair Knopp mentioned Brickley was a "no," since he was absent. Woodall and Carter both "abstained," since they were not present at the September 20, 2023 Meeting. The September 20, 2023 Minutes were approved with five "yes" votes, one "no" vote, and two abstained. Chair Knopp mentioned that the motion passed unanimously. The September 20, 2023 Minutes were approved. Chair Knopp moved to item # 4 on the agenda.

4. Public Presentation

Chair Knopp asked if there were any public presentations; Hearing none, Chair Knopp moved on to item #5 on the agenda.

5. Update on the Rental Housing Inspection Program (Action)

Chair Knopp asked Caldwell, The Community Development Director, to take the lead. In summary, Caldwell mentioned that he was still working on drawing up the Rental Housing Inspection Program Ordinance. Caldwell mentioned that he was able to speak with the person running the Rental Program in Arcata and the fee for the initial inspection was \$75 and the self- inspection fee was \$35. The City of Arcata 's Code Enforcement Team handles all the paperwork and inspections for the single-family rental dwellings, and the Fire Department handles all of the multiple rental dwelling units. The City of Arcata has around 1600 rentals. Caldwell mentioned that it would take two people approximately three years to do the 650 rental units in Rio Dell. Caldwell would like to have the Fire Department do the multiple unit dwellings, and RV Parks, while Clark and him focused on the known Active Code Enforcement Rental Dwellings first. Then focus on all the other rentals once they completed the rentals on the Active Comcate List. Woodall wanted to know what would you do with problems that occur from places with self-inspections? Caldwell explained that a self-inspection would be done by both the tenant and the owner or rental agency. If an issue was not disclosed in the self-inspection, and later that year a problem was brought to our attention. The owner would have to fix the violation. The City Inspector would have to confirm that the problem was corrected, and the owner would not be allowed to do a self-inspection the following year. At least fifteen percent of the rentals here are currently owned by people living out of the area and don't see their rentals on a regular basis. The purpose of the Rio Dell Rental Housing Inspection Program (RHIP) would help keep landlords accountable and

maintain their investment. Discussion occurred. In summary, Knopp wanted to know if this program would be able to be properly executed? Do we have enough staff? Caldwell mentioned that each inspection in Arcata was taking roughly 30 minutes. Caldwell mentioned that he would speak with the Rio Dell Fire Chief to see if their department was currently doing inspections on the multi-unit buildings. Knopp mentioned that we might be able to get the fire department to do all the inspections. Both Carter and Knight agreed that it would be a transition, but they are both in favor of the program. All the members present at the meeting agreed to endorse the program. Caldwell mentioned that he would bring it to the Planning Committee in November and then to the City Council in the New Year. Chair Knopp asked if anyone else had something to add; Hearing none, Knopp moved on to the next item on the agenda.

6. Discuss Modifying Rio Dell's Camping Ordinance

Chair Knopp asked for Allen to take the lead. Allen explained that our Camping Ordinance was outdated and that he would like to bring it up to date. The change would not criminalize the homeless, but it would be a tool to help us against repeat offenders. Allen explained that he would like to modify the time, and add unlawful storage of their belongings and camp paraphernalia. Allen passed out a handout which included Rio Dell's current Camping Ordinance, and other Cities' Ordinances on camping. Carter asked if public spaces would include Cal-Tran's Property? Allen explained that it would depend on what we include. We would have to talk with Cal-Tran's, PG&E, and Fish and Game. Allen also would like to see what we could do about people loitering in our City's Parking Lot. Carter asked if it was sufficed to have available shelter in the county and not the city? Discussion occurred. In summary, all the Nuisance Committee Members agreed that the Rio Dell Camping Ordinance needs to be modified to at least the law of the state. Allen mentioned that he would present a modified Camping Ordinance at the next Nuisance Advisory Committee Meeting, after running it by the City's Attorney. Chair Knopp asked if anyone else had any other questions; Hearing none, Chair Knopp moved on to the next agenda item.

7. Discuss Adding an Ordinance to The Rio Dell Municipal Code Regarding Security System False Alarm Call-Outs

Chair Knopp asked for Allen to take the lead. Allen explained that false alarms are happening on a pretty frequent basis, and that he would like to bill the property owners that are repeat offenders. Many of the Nuisance Advisory Committee Members were surprised that Rio Dell did not already have these fees in place. Allen passed around a handout that included the fees that other departments charge for false alarms. Discussion occurred. Allen explained that he would not charge an initial fee for those who currently have advanced security systems. Laniewski asked why no fee for those signing up? Allen explained that this would be an incentive for those who have advanced security systems to register them. There would be a fee for those who plan to get an advanced security system in the future. We would notify all the advanced security companies about Rio Dell's new permit requirement. Property owners would be required to get a permit prior to the system being installed, and pay a fee every two years to keep the permit active. These permits would be for advanced security systems, not Ring cameras. Chair Knopp asked if anyone had any questions; Hearing none, Knopp moved on to item# 8 on the agenda.

8. Active Comcate List

Chair Knopp asked CSO Clark to take the lead. Clark passed around two handouts to the Nuisance Advisory Committee Members. The first handout contained before and after photos of the Abatement at 483 4th Avenue. Woodall stated that Teen Challenge did a great job on the clean-up at 483 4th Avenue. All the other Nuisance Advisory Members present agreed. The second handout contained photos of the Code Enforcement violations at 267 Berkeley Street. Clark informed the Nuisance Advisory Committee that there was already a Nuisance and Order to Abate filed on the property. Clark mentioned that 215 Monument was in escrow, Philip Griesback was the purchaser, and the City's Invoice would be paid at the close of escrow. Clark then moved on to 833 Pacific Avenue, which was the next property on the Active Comcate List. Clark mentioned that Stuart Cox, the owner of 833 Pacific Avenue, came in and paid his abatement bill, and was currently applying for a reverse mortgage. Clark explained to Stuart Cox that he must clean up his property before the Code Enforcement Case could be closed and the cloud be removed from his title at the Humboldt County Recorder's Office. Clark then moved on to 157 Monument Drive. Clark explained that the lady that had been coming from Redding had a minor set-back due to her husband's health, but she plans on getting two more dumpsters and list the place for sale. Clark then moved on to the Active Comcate Case located at 185 Douglas Street. Clark mentioned that our City's Attorney was having his intern looking into possible solutions for the address. It has been a long time since the Drug Task Force had been out there. Carter asked for an update on the Campbell's residence located at 590 Gunnerson Lane. Clark mentioned that the meeting went really well, and both Rodney and Jennifer had clear understanding of what needed to be done to get their property in compliance. Allen, I and the Campbell's all agreed on the end of October being enough time for the Campbells' to clean up their property. As for 527 1st Avenue, Jaklitsch purchased permit to do repairs. Caldwell said that he reached out via e-mail and she mentioned that she was out of money. Clark mentioned that the gray water issue was resolved. Jaklitsch now has a water heater and fishing gear out front. Caldwell asked for Clark to e-mail him the pictures and that he would contact Jaklitsch. Woodall mentioned that 909 Martin Drive's berry vines are out of control, and the neighbors behind them are constantly having to cut them. Another member mentioned that 162 1st Avenue also had berry vines that were growing out of control. Knight asked Clark about what property was next in line for an abatement? Clark mentioned that 267 Berkeley Street, 909 Martin Drive, and 590 Gunnerson Lane are all properties on the top of her list. Carter mentioned that the parking on Meadowbridge had gotten even worse than before. There was now a BB-Q trailer, a boat trailer, and a huge truck parked along Meadowbridge. Caldwell mentioned that there were many vehicles parked along Orchard Street too! Chair Knopp asked if anyone else had any other questions on the Active Comcate List; Hearing none, Chair Knopp moved on to the next agenda item.

9. Member Reports

Chair Knopp asked if any Nuisance Committee Members had anything to report. Caldwell mentioned that 420 1st Avenue applied for a business license for a soaps and lotions manufacturing business. Woodall asked about the coke machine on Pacific Avenue. Chair Knopp mentioned that the next two scheduled meeting dates fall really close to the holidays, so Knopp asked the Nuisance Advisory Committee Members present what they would like to do. All the Nuisance Advisory Committee Members present requested for a Special Meeting on November 15, 2023 at 3:00 P.M. to take the place of the November 22, 2023 Meeting. They

also decided to cancel the December Meeting. Chair Knopp asked if anyone else had anything to add; Hearing none, Knopp adjourned the meeting.

10. Adjournment

Chair Knopp adjourned the meeting at 4:11 P.M.

Open Code Enforcement Cases

Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action
CE23-286	Case Initiated	Solid Waste	Eric and Reshell Gurney	Public Safety	724 Pacific Ave	11/7/2023	1	11/24/2023	check for coke machine..
CE23-285	Notice to Correct Served	Junk Vehicles Solid Waste	Jonathan Dixon	Public Safety	530 3rd Ave	11/7/2023	1	11/21/2023	check violations
CE23-284	Notice to Correct Served	Animals running at large Dog License Required Improper Parking Solid Waste	Zachariah and Elizabeth Shafer	Public Safety	123 Ash St	11/6/2023	2	11/21/2023	check violations
CE23-283	Case Initiated	Animals running at large	Daniel and Lorena Smith George and Peggy Patmore	Public Safety	510 Painter St	11/6/2023	2	11/9/2023	dog hearing
CE23-282	Case Initiated	Animals running at large	Angie Crandall	Public Safety	177 Ogle Ave	11/3/2023	5		
CE23-280	Notice to Correct Served	Excessive Vegetation Junk Vehicles Solid Waste	William and Alice Osborne	Public Safety	448 First Ave	10/27/2023	12	11/13/2023	check violations

CE23-277	Notice to Correct Served	Animals running at large Dog License Required Improper Parking Solid Waste	Robert Vogel	Public Safety	203 Sequoia Ave	10/17/2023	22	11/13/2023	inspection
CE23-276	Property Inspected	Excessive Vegetation Solid Waste	Edison Petranoff Munoz Gloria - ZBS Law LLC	Public Safety	267 Berkeley St	9/29/2023	40	11/14/2023	abatement warrant
CE22-179	Notice and Order Served	Animal Noise Drug House Junk Vehicles Public Nuisance Solid Waste Substandard Housing	Helen Elliott Catherine Fontaine Taylor Grimes	Public Safety	185 Douglas St	5/3/2022	554		Information provided to City Attorney
CE22-177	Case Initiated	Junk Vehicles Solid Waste	Lillian Ingles Sheila Ingles	Public Safety	157 Monument Rd	4/21/2022	566		
CE21-132	Notice of Violation Served	Public Nuisance Violation of 2016 California Building Code	Kenneth Hough	Regulatory	324 Wildwood Ave	5/14/2021	908		check completion of paint..

CE21-119	Abatement Completed	Abandoned Appliances Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste	Janine Busald	Cosmetic	601 Gunnerson Lane	1/29/2021	1013	11/20/2023	consent item for cost recovery
CE20-117	Abatement Completed	Abandoned Appliances Fence Height Violation Junk Vehicles Solid Waste Substandard Housing	Cheri Tolley	Cosmetic	520 First Ave	10/6/2020	1128		assessment lein
CE19-80	Notice and Order Served	Abandoned Appliances Animal Noise Animals running at large Dog License Required Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing	Shayla Jaklitsch	Public Safety	527 First Ave	9/12/2019	1518		

CE19-47	Notice and Order Served	Solid Waste Unsafe Structure	Joseph Baratti	Public Safety	215 Monument Rd	4/3/2019	1680	11/10/2023	invoice
CE18-41	Notice and Order Served	Abandoned Appliances Excessive Vegetation Improper Parking Junk Vehicles Solid Waste	Rodney Campbell Jennifer Campbell	Cosmetic	590 Gunnerson Lane	10/31/2018	1834		
CE18-35	Notice and Order Served	Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing Unsafe Structure	Vivian Gillbert Richard Gillbert Kevin Rosenlund Gonzalo Ortiz	Public Safety	192 Bellevue Ave	8/27/2018	1899	11/1/2023	check demo progress
CE18-5	Abatement Completed	Excessive Vegetation Junk Vehicles Solid Waste	Stuart Cox	Cosmetic	833 Pacific Ave	7/1/2017	2321	11/30/2023	check progress to violations
CE18-15	Abatement Completed	Solid Waste	Jeanie Speir	Public Safety	483 4th Ave	3/13/2017	2431	11/13/2023	cost recovery payment
CE18-13	Abatement Completed	Junk Vehicles Solid Waste	Margaret Sager	Cosmetic	66 Davis St	1/20/2017	2483		assessment lein

CE18-10	Notice and Order Served	Excessive Vegetation Junk Vehicles Solid Waste Unsafe Structure	Barton & Delphia Kiser	Public Safety	909 Martin Dr	8/1/2013	3751		
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Closed Code Enforcement Cases										
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action	
CE23-281	Closed - Unfounded	Public Nuisance	Ralph and Harriett Pollard	Public Safety	216 First Ave	11/2/2023	1	11/3/2023	case closed	
CE23-279	Closed - Abated by Owner	Animals running at large	Jose Cabrera Concepcion Alvarado	Public Safety	910 May Ave	10/23/2023	11	11/3/2023	case closed	
CE23-278	Closed - Abated by Owner	Animals running at large	Linda Freitas	Public Safety	521 3rd Ave	10/18/2023	16	11/3/2023	case closed	
CE23-275	Closed - Abated by City	Attractive Nuisance	Doug Harmon	Public Safety	875 Pacific Ave	9/27/2023	5	10/2/2023	case closed	
CE23-274	Closed - Abated by Owner	Animals running at large Dog License Required	Stephen Steed	Public Safety	953 Curtis Lane	9/21/2023	20	10/11/2023	case closed	
CE23-273	Closed - Abated by Owner	Violation of Commercial Cannabis Cultivation Land Use Regulations	Natalie O'Kelly Dennis Flemming	Public Safety	1066 Riverside Dr	9/15/2023	18	10/3/2023	case closed	
CE23-272	Closed - Abated by Owner	Abandoned Appliances Junk Vehicles Solid Waste	Lawrence & Tina Wood	Public Safety	130 Ash St	9/11/2023	52	11/2/2023	case closed	

CE23-271	Closed - Abated by Owner	Improper Parking Junk Vehicles	Stacey Lennon	Public Safety	377 Cherry Lane	9/8/2023	33	10/11/2023	check violations
CE23-266	Closed - Abated by Owner	Animals running at large	Seth Seibel	Public Safety	12 Center St	9/7/2023	34	10/11/2023	case closed
CE23-261	Closed - Unfounded	Excessive Vegetation	Brent Chase Campbell-Chase Elizabeth	Public Safety	129 Wildwood Ave	8/21/2023	51	10/11/2023	case closed
CE23-253	Closed - Abated by Owner	Excessive Vegetation	Karen Mesa - Executive Management Services	Public Safety	255 Wildwood Ave	7/26/2023	77	10/11/2023	case closed
CE21-126	Closed - Abated by City	Excessive Vegetation Solid Waste	Edison & Peggy Petranoff Munoz Gloria - ZBS Law LLC	Cosmetic	289 Berkeley St	3/15/2021	963	11/3/2023	refer CE23- 276

Open Abandoned Vehicle Cases

Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Follow up action
AV23-637	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property	Rodney Miller	203 Sequoia Ave	11/7/2023	11/21/2023	junk slip
AV23-636	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Cruz Jay - DBA JRC Transportation	600 Wildwood Ave	11/7/2023	11/20/2023	tow vehicle
AV23-634	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Rickey Dewberry	900 Rio Dell Ave	10/30/2023	11/10/2023	tow vehicle
AV23-632	Vehicle Abatement Letter Mailed	Expired Registration	Gena Delgado	355 Center St	10/23/2023	11/7/2023	tow vehicle
AV23-626	Vehicle Towed	Abandoned or Inoperable Vehicle on Public Property Expired Registration	Danny Chisum	483 3rd Ave	10/9/2023	11/8/2023	junk slip
AV23-579	Open	Expired Registration	Thomas Norris	400 Sequoia Ave	7/5/2023	11/13/2023	tow vehicle
AV23-578	Open	Expired Registration	Deborah Dobreiner	400 Sequoia Ave	7/5/2023	11/13/2023	tow vehicle

Closed Abandoned Vehicle Cases

Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Follow up action
AV23-635	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Sunshine Johnston	508 1/2 Wildwood Ave	11/2/2023	11/6/2023	case closed
AV23-633	Closed: Voluntary Compliance	Parking for more than 72 hours	Rodney Miller	203 Sequoia Ave	10/23/2023	10/30/2023	case closed
AV23-631	Closed: Voluntary Compliance	Parking for more than 72 hours	Erica Herrera	100 Meadow Bridge Lane	10/12/2023	10/18/2023	case closed
AV23-630	Closed: Voluntary Compliance	Parking for more than 72 hours	Rock-Cleppe Alicia	400 2nd Ave	10/12/2023	11/6/2023	case closed
AV23-629	Closed: Voluntary Compliance	Parking for more than 72 hours	Benjamin Cowell	300 Pacific Ave	10/12/2023	10/18/2023	case closed
AV23-628	Closed: Voluntary Compliance	Expired Registration	Stacey Lennon	377 Cherry Lane	10/12/2023	11/2/2023	case closed
AV23-627	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Jeri Harrisgrace	66 Columbus St	10/9/2023	10/9/2023	case closed
AV23-625	Closed: Voluntary Compliance	Expired Registration	Donald and Carolyn Orr	100 2nd Ave	9/25/2023	10/2/2023	case closed

AV23-624	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Public Property Parking for more than 72 hours	Randy Griffith	300 2nd Ave	9/25/2023	10/2/2023	case closed
AV23-622	Closed: Voluntary Compliance	Parking for more than 72 hours	Joshua Miraglia	114 First Ave	9/18/2023	10/2/2023	case closed
AV23-620	Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property	Joy Whitsonbell	1051 Pacific Ave, Unit A	9/18/2023	10/11/2023	case closed
AV23-619	Closed: Voluntary Compliance	Expired Registration	Donald Edward Martin	351 Wildwood Ave	9/13/2023	10/5/2023	case closed
AV23-618	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property Expired Registration Parking for more than 72 hours	Steven Garrison	356 Wildwood Ave	9/13/2023	10/2/2023	case closed